

West Windsor Township Planning Board  
Minutes-Regular Meeting  
May 16, 2018

The regular meeting of the Planning Board was called to order at 7:04 pm on Wednesday, May 16, 2018 by Chair O'Brien in Meeting Room A of the Municipal Building.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the Township bulletin board and filed with the municipal clerk as required by law.

**ROLL CALL AND DECLARATION OF QUORUM**

Present: Sue Appleget  
Linda Geevers  
Michael Huey  
Andrea Mandel  
Hemant Marathe  
Michael Karp  
Gene O'Brien  
Allen Schectel-Alt 1

Selection of Administrative Secretary Lisa Komjati and Recording Secretary Terri Jany was approved.

Application

**PB17-01**

**PRAVEEN KUMAR NADELLA**

17 Millstone Rd; Blk 5.01 Lot 49

Property Zoned: R-30 D District

Request for one (1) year extension of Minor Subdivision approval

Dino Spadaccini, Esq.; legal counsel for the applicant, initially was requesting a one (1) year extension of the Minor Subdivision approval that was adopted by the Board on November 1, 2017.

He has requested to amend the time of the extension to six (6) months because he believes that the applicant can meet the conditions in six months. Chair O'Brien stated that the meeting was specifically to grant the requested extension and not to review the application.

Board member Michael Huey thought that extensions are in one-year increments. Mr. Spadaccini responded that it does not apply to minor subdivisions. If the extension was not approved, the application process must start from the beginning. This would be a hardship to revisit this entire process. It was noted, that board members who were not on the board last year can still vote.

Neighbors were not present at the meeting and there were no public comments. The lawyer agreed to all the things the board asked for in the previous meeting.

A 180-day extension from May 10, 2018 was requested. Motion by the Chair was seconded. All were in favor and the extension was granted.

**PB17-10**  
**WINDSOR OAKS**

Preliminary/Final Major Subdivision  
1203 Windsor Rd; Blk 34 Lot 4  
Property Zoned: RR/C District

Gary Forshner, Esq., legal counsel for the applicant explained that the property straddles West Windsor and Robbinsville and that the sister application is pending in Robbinsville and will be heard in a week.

The only relief being requested is dedicating open space to the municipality and they are able to do this as fully conforming.

The space is a 23.1 acre property on Windsor Edinburg Rd in which 8.6 acres is in West Windsor and 14.32 in Robbinsville's RR zone. On this 23.1 acre property in West Windsor, there are three lots, two of them are building lots (4.01 and 4.02) and one open space lot (4.03). Property is currently a horse farm with a dwelling and stable. Neighboring properties are one to two acre lots to the southwest.

Witness Christopher Nusser who is a licensed professional engineer and planner, was sworn in and there were no objections to the witness by the board. He presented Exhibit A1, which is a colorized rendering of the subdivision plan and Exhibit A2 is the alternative major subdivision plan. The only difference in the two exhibits is the portion of the back lot to be an open space lot. The municipal open space lot is located in the northwest corner. Exhibit A1, the open space lot is .9 acres, which is undersized, but it is not a building lot. In Exhibit A2, instead of a .9 acre piece of land at the end of the road, entire tail would be dedicated as open space and would be 2.04 acres. This makes lot 4.02, which is a building lot, undersized but would still be able to support location of septic and well and does not impede on the ability to install a deck or patio if the buyer so chooses.

The board needs to decide whether they are interested in dedication of the .9 acres of open space or 2.04 acres to the township. The full strip will blend in to current open space that is being farmed by a local farmer and probably will continue to be farmed. If the board is not interested in the open space lot, it will be kept as a building lot.

Mr. Forshner stated that there is no objection to pedestrian path or farm use of this open space.

Sue Appleget asked if there is any potential for recreation use or to build a tot lot. Since it is a small development and a long haul from other developments, it did not seem feasible to use this open space for recreation. As for the tot lot, Mr. Forshner responded that adding too many amenities to a small development can be overwhelming.

Daniel Dobromilsky, Landscape Architect, suggested that it may be a good area to explore equestrian use.

Michael Huey wanted to know if it would add to the assessment value of the building lot if the open space was not dedicated and became part of the building lot. Mr. Forshner advised that this would not add much value to lot.

Reports by the following professionals were reviewed:  
David Novak, Burgis Associates; Francis Guzik, Township Engineer; James Kochenour, Arora and Associates; Daniel Dobromilsky, Landscape Architect; Chris Jepson, Environmental Consultant Van Cleef Engineering.

- **Burgis Associates**

Item H-Zoning: Proposed Subdivision Plat. Mr. Forshner advised that the applicant will comply with RR/C Residence District standards.

Item H1 Sheet 4 will be corrected to read that the proposed FAR for proposal lots 4.01 and 4.02 will be less than five percent.

Item J-Required Design Waivers.

1. Sidewalks-The board is requesting that sidewalks be put in front of the two houses that are located in West Windsor. Mr. Forshner stated that they do not have to provide this but will take this request under advisement and the board will have an answer by the end of the night.
2. Row Width-The 40 ft. row width meets RSIS requirements
3. Straight Line Maximum at Center Line-Mr. Forshner's response was that since this is a cul-de-sac and there will be no through traffic and it is a

narrow road and cannot curve back and forth a lot, supports the 1000 feet straight length of the road.

Item O-Number of Bedrooms. These homes are designed to be custom or semi custom homes that will be designed by the buyer and that is why there hasn't been greater detail. However, they anticipate that they will be four to five bedroom homes.

Item R-Proposed Lot 4.03 is an open space lot and will be owned and maintained by the township.

Item S-Road Design and Ownership. On-street parking on one side of the street has been proposed by the applicant. There is no preference as to what side, but reasons were given which support both sides. Cars enter the street on the Robbinsville side but there is more opportunity on the West Windsor side because there are not as many driveways.

The road is a private road and therefore will be maintained by the homeowner's association.

Item U-Emergency Access. Director James Yates report states that his is concerned about lack of public water for fire protection. He thought that Robbinsville was going to extend water lines since access to water mains were closer to Robbinsville. He learned that this is not going to happen and is recommending the installation of public water with fire hydrants and WB 50 turning radii for the cul-de-sac.

There is concern that the cul-de-sac is not wide enough to accommodate the largest service vehicles that will be needed since there is no access to water. Mr. Forshner said that widening the cul-de-sac to accommodate service vehicles will be under advisement.

Mr. Forshner was asked if they would provide sprinkler systems. He responded that this exceeds all obligations and there is no building code requirement. However, he would discuss this with the applicant.

Item Z-Robbinsville Status. Sister application is pending in Robbinsville and will be heard next week.

Item BB-Wetlands. Mr. Forshner clarified that 1.02 acres of wetlands exist on the site.

- Francis Guzik, Township Engineer

Item 2.0-Access and Circulation.

- 2.02 concerning WB-50 vehicle being able to navigate the entrance to the road and utilize the cul-de-sac turnaround is under advisement.
- 2.04 No objection to request for design waiver for 4.4 inch crown
- 2.08 concerning the need for acceleration/deceleration lanes at the entrance of the road. Applicant will comply with county standards. Vehicle will be able to gradually move to the right and slow down to make the turn.

Item 3.0-Storm Water Management. The applicant will comply with recommendations of all items. There was concern about flooding. It was explained that an inlet exists on the county road. There are roadside swales on the private road and a detention basin on lot 23.01. Also, three houses will have a drywell. These will all aid in water drainage. There was concern that water would collect in the swales. It was explained that the point of swales is not to hold water but to move it to the inlet and pipe it down to the basin.

The subject of curbs was discussed. Linda Geever asked if it is possible to have curbing to facilitate drainage and for the aesthetic appeal. Mr. Forshner said that roadside swales pick up the run off and introducing curbs will impact the swales and therefore will not get the benefit of quality of treatment that swales provide.

Ms. Geever asked Mr. Forshner to explain further how curbs will impact swales. He said that this violates the best storm water management regulations. Mr. Guzik added that he agrees that standards are moving more toward the design being presented by the applicant and is encouraged by the DEP. There is more consideration given to water quality issue than aesthetics. Mr. Guzik did recommend that the road be built up and the shoulder be reinforced. Mr. Forshner said that this item will be under advisement.

There was concern about how the swales will effect on-street parking and whether or not passengers will step into the swales when getting out of their car. It was explained that the swales are large enough to get water, but not oversized so there will be room for on-street parking spaces and passengers would not step into the swales when exiting their vehicle.

Item 4.0-Lighting. Mr. Guzik is comfortable with 15 ft mounting height as long as it lights the intersection and accommodates the fixture style. There will be lighting at four locations; intersection on Robbinsville side, the bend on the West Windsor side, midway down the straight section of the road on the Robbinsville side, and the end of the cul-de-sac on the Robbinsville side. Concerns were raised that most of the lighting was on the Robbinsville side. Mr. Forshner explained that there are three lights for six lots in Robbinsville and one light for two lots in West Windsor. The lights will be the responsibility of the homeowner's association and reimbursement will be under the municipal services account.

Item 5.0-Utilities. Applicant Palamadai Benkatramah was sworn in before stating he has discussed with the gas company to extend service. All utilities will be installed underground. The applicant will comply with 5.03 concerning approval of the septic designs and well testing by the Township Board of Health before Final Plat approval.

Item 6.0-Miscellaneous Comments. Applicant will comply with all items.

- **Christopher B. Jepson, P. E., Environmental Consultant Van Cleef Engineering Associates**

Item F-Other Environmental Concerns/Comments.

There was discussion about trash collection and who will make the arrangements, the township or the association. It is still unclear as to who will arrange this, but Mr. Forshner guaranteed that there will be trash collection.

Snow removal was brought up and how that will be handled since the road is serving two different municipalities.

- **Dan Dobromilsky, LLA,PP,LTE Township Landscape Architect** asked that the street trees that are planted do not cause problems with the sidewalk. The applicant was told that no permit is needed to take down trees. It was requested that as part of the demolition, the horse track be ripped down so that the land is available for farming.
- **James L. Kochenour, P.E., P.P. Arora and Associates**  
Item 3 concerning the number of bedrooms to assist with determining the amount of parking to be provided per unit. The applicant will meet or exceed the obligations. There is no ordinance that provides for the number of

bedrooms, but as previously stated, it is anticipated that there will be four to five bedrooms. The standard is three parking spaces for a five-bedroom house. The driveways are long and will be able to accommodate about eight cars.

The applicant will comply with Item 6 that all trees are to be limbed to a height of seven feet.

Item 7 concerning stop sign and dead end sign. It was asked why a dead end sign and not a sign that reads no outlet. Dead end means one way in and one way out and not intersecting streets.

Item 10 Applicant agreed to a sight line profile both vertically and horizontally.

As a result of reviewing the reports, the following items are under advisement:

1. Sidewalks on the West Windsor side
2. Reinforcing the shoulder of the road
3. Widening the cul-de-sac to accommodate emergency vehicles
4. Providing a conduit for a car charger in the garage
5. Sprinkler system

A 10-minute break was taken to that Mr. Forshner and Mr. Nusser could discuss the items under advisement with the applicant. Also, the Board discussed which open space option they would vote on.

After the break, Mr Forshner advised that the applicant would agree to sidewalks in front of the two houses on the West Windsor side; reinforcing the shoulder of the road with a base of asphalt or compacted stone two feet off the side of the cartway on the West Windsor side; the cul-de-sac will be expanded to accommodate service vehicles; and a line for one 240 volt car charger in the garage will be provided.

If buyers want more than one car charger, that will be offered as a buyer option. Also, the sprinkler system will be offered as a buyer option as long as it is proven to be feasible. It connects to the well and there may not be enough well pressure.

The Board was unanimous in its' consensus for Alternate Option 2. Applicant has no objection subject to granting a variance to credit lot 4.02 as if it is a conforming lot.


Chair O'Brien and the township attorney stated that if any action by Robbinsville changes what was agreed on, the applicant will have to come back. Mr. Forshner agreed with this.

Title 39 was discussed to allow township to ticket on this private road. Also, if Robbinsville agrees to on-street parking on their side, there will be no parking on West Windsor side and no parking signs may be needed.

No public comments.

Being that there was no other business before the board, the meeting was adjourned at 10:21 pm.

Respectfully submitted,

  
Terri Jany  
Recording Secretary